

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2226/OF1
2.	<b>Proposed Development:</b>	REMOVAL OF CONSERVATORY AND ERECTION OF SINGLE STOREY SIDE EXTENSION
3.	<b>Location:</b>	17 MONTREAL PLACE, MOOR ROW
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p>SITE AND LOCATION</p> <p>This application relates to 17 Montreal Place, a detached property situated on an existing housing estate within Moor Row.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the demolition of an existing conservatory and the erection of a single storey side extension. The extension will project 4.3 metres from the side elevation and will be 5.4 metres in depth. The proposal has been designed to include a pitched roof, with an overall height of 5.2 metres and an eaves height of 2.5 metres. The front elevation will include a window, the side elevation will include two windows and the rear elevation will include patio doors. The extension will be finished with render, sandstone quoins, grey concrete roof tiles and white UPVC windows and doors to match the existing property.</p>

## RELEVANT PLANNING APPLICATION HISTORY

Planning permission has previously been granted for the erection dwelling and garage on the site (ref: 4/01/0785/3).

## CONSULTATION RESPONSES

### Consultees

Egremont Town Council – No objections.

### Public Representation

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No objections have been received as a result of this consultation.

## PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Development Plan**

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

### Core Strategy

Policy ST1 – Strategic Development Principles

### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

## ASSESSMENT

The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity.

### Scale and Design

	<p>Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.</p> <p>The proposed extension will be modest in scale and appropriately sited to the side of the property. It will reflect the design of the dwelling more than the existing conservatory and therefore, it will improve the appearance of the property and it will not be prominent in the street scene. In addition, the proposed materials will match the existing property. On this basis, the proposal is considered to meet Policies DM10 and DM18(A).</p> <p><u>Residential Amenity</u></p> <p>Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.</p> <p>The proposal will be appropriately located in the side garden and have a separation distance of approximately 25 metres from the closest neighbouring property. As a result, it is considered that the proposal will not overshadow any neighbouring properties.</p> <p>Overlooking issues were considered as the extension includes rear patio doors that will face the garden of the neighbouring property, no. 15 Montreal Place. However, as the extension will replace an existing conservatory, the patio doors are not considered to be materially different. In addition, the impact will be mitigated by the location of the existing fence and neighbouring outbuilding.</p> <p>On this basis, it was considered that the proposal will not have any additional adverse impacts on the neighbours beyond the current position and therefore, the proposal is considered to meet Policies DM12 and DM18 and NPPF guidance.</p> <p><u>Conclusion</u></p> <p>Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li data-bbox="180 1570 1507 1644">1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -

Site Location Plan, scale 1:1250, received 24<sup>th</sup> June 2020;  
Block Plan, scale 1:500, page 3 of 3, received 24<sup>th</sup> June 2020;  
Proposed Floor Plan, scale 1:50, page 1 of 3, received 24<sup>th</sup> June 2020;  
Proposed Elevations, scale 1:100, page 2 of 3, received 24<sup>th</sup> June 2020;  
Existing Floor Plan and Elevations, scale 1:50 and 1:100, page 3 of 3, received 24<sup>th</sup> June 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

#### **Informative**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

#### **Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: Chloe Unsworth**

**Date : 17/08/2020**

**Authorising Officer: N. J. Hayhurst**

**Date : 17/08/2020**

**Dedicated responses to:- N/A**